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Planning for Housing
with
The Georgia Initiative for
Community Housing

DCA Conference
October 3 - 5, 2017

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Georgia

Community Affairs

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Fair Housing

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment, regardless of race, color, national origin, religion, sex, familial status, disability, or age.

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Planning for Housing

Rules for Local Planning

Plan Element	Required for	Recommended for
Housing	HUD CDBG Entitlement Communities	Communities with: -Concentrations of low-quality or dilapidated housing -Relatively high housing costs compared to individual/family incomes -A jobs-housing imbalance

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Local Benefits of Comprehensive Planning

- The highest and best use of comprehensive planning for local governments is to show important relationships between community issues.
- A local comprehensive plan is a fact-based resource for local constituents, which tracks implementation of community-based policies.
- Local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, and the general public.
- The plan helps local governments to recognize and then implement important economic development and revitalization initiatives.
- Local planning should recognize that:
 - Assets can be accentuated and improved;
 - Liabilities can be mitigated and changed over time; and
 - Potential can be sought after and developed.

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Plan Elements - Community Goals

- A road map for the community; Identifies the community's direction; and generates pride and enthusiasm about the future of the community.
- General Vision Statement; List of Community Goals; Community Policies; and Character Areas
 - **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community...
 - **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired...
 - **Sense of Place:** Protect and enhance the community's unique qualities...
 - **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community...

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Plan Elements – Housing

- **Evaluate** the adequacy and suitability of existing housing stock to serve current and future community needs.
- **Develop** Community Work Program activities for addressing any identified needs or opportunities.
 - Factors to consider include:
 - housing types and mix
 - condition and occupancy
 - local cost of housing
 - jobs-housing balance
 - cost-burdened households in the community
 - housing needs of special populations,
 - availability of housing options across the life cycle.
- The Consolidated Plan for the community may be substituted for this element.

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Community Involvement in Local Planning

- Community Involvement Each element of the comprehensive plan must be prepared with **opportunity for involvement and input from stakeholders and the general public...**
 - Identification of Stakeholders Compile a list of stakeholders who need to have a voice in the development of the plan.
 - Identification of Participation Techniques The Steering Committee oversees and participates in development of the plan
 - Conduct Participation Program Stakeholders participate in the activities and events where you solicit input on the plan. Hold regular meetings of the steering committee to provide input and feedback to the plan preparers as the plan is developed.

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Build Community Support for Housing Planning

- GICH is a collaboration of:
 - Housing and Demographics Research Center at the University of Georgia
 - Georgia Department of Community Affairs
 - Georgia Municipal Association
- The program is funded by:
 - Georgia Power Company
- With additional support provided by:
 - Archway Partnership
 - Carl Vinson Institute of Government.



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Georgia Initiative for Community Housing

- GICH is a three-year program focused on helping communities meet their housing needs.
- Through facilitated retreats and technical assistance, participating communities:
 - Create a community housing team
 - Network and learn about approaches and available resources to meet housing needs
 - Develop and implement a community housing plan



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Community Involvement in GICH

□ GICH is built on Community Involvement. Stakeholders develop and implement the plan

Housing Industry Groups	Name	Title	Affiliation
Regional Commission / Planning Agency			
Chamber of Commerce			
Cooperative Extension			
Family Connections			
Resident/citizens			
Faith-based organization			
Planning/Zoning/Historic Preservation Board			

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Which Communities Participate in GICH?

□ Communities are selected each year through a competitive process. In 2017, the application was due August 11. We received 9; visited 7, accepted 5.

□ 70+ cities have participated in the program.

- New in 2016: Athens-Clarke County, Evans County, Millen, Monroe, and Rockmart
- New in 2017: Bartow County, Commerce, Dublin, Fairburn, Union City, Warrenton
- 2018 communities to be announced at this conference



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Why Participate in GICH?

- Cultivate Partnerships
- Neighborhood Outreach
- Increase Property Values
- Promote Public Health and Safety
- Enhance Quality of Life



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Community Involvement and GICH

- Partnerships & Outreach
 - Neighborhood Associations
 - Social Media
 - Logo / Team T-Shirts





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How GICH teams Implement the Plan

- Common Activities:
 - Housing Development / Rehab
 - Housing Fairs, Homebuyer Education, Credit Counseling
 - Neighborhood Cleanups
 - Housing Assessments
 - Code Enforcement
 - Grant Applications




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How to be Part of GICH

- Your Community is already in GICH – Continue to attend Retreats!
- Add GICH to Community Work Program and build a Housing Team
- Apply in 2018!
 - April – Application period opens
 - June-July – Informational Webinar
 - August – Applications Due
 - September – Site visits
 - October – New GICH communities announced at DGA conference

<http://www.fcs.uga.edu/hnce/gich-how-to-apply>

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Housing Programs Enhanced by GICH Participation

- Community HOME Investment Program (CHIP) - Local governments, nonprofit organizations, and Public Housing Authorities are eligible to apply.
 - 2017 CHIP funds will be applied to new construction or rehabilitation of owner-occupied houses. In the 2017 round, DCA received 23 applications, and awarded \$4.25m to 12 applicants, including 6 GICH communities.
 - Applications will be accepted for the 2018 round in December, 2017
 - Points awarded for GICH Participation

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Housing Programs Enhanced by GICH Participation

- Low Income Housing Tax Credit (LIHTC) – DCA encourages mixed-income developments and those that support local community development objectives.
 - Owners agree to keep the property in good condition and rent a portion or all of the units to low-income residents for 30 years.
 - Developers can claim a point if the community is actively participating in GICH, and affordable housing is part of the work plan

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Housing Tax Credit Program (LIHTC)

- LIHTC Snapshot: 2016 Funding Round
 - 25 (of 79) properties funded
 - 2 in rural areas
 - 2,148 units financed
 - 10 senior properties



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Legacy at Walton Oaks, Augusta



Multiple phases include areas for families as well as for those over 55





After school programs; lending libraries; outdoor recreation




Community rooms; laundry facilities; a bus stop by the entrance

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Ware Hotel, Waycross



Adaptive reuse and restoration in downtown Waycross



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For more information on GICH

- DCA Housing Outreach Team
 - South East: Teresa Concannon Teresa.Concannon@dca.ga.gov
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 - North: Emily Bowers Emily.Bowers@dca.ga.gov
- GICH Program Manager
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